

5775 MONACO STREET
COMMERCE CITY, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE



MANUFACTURING BUILDING WITH YARD

BUILDING SIZE: 28,400/SF

SITE SIZE: 2.03 Acres

PROPERTY HIGHLIGHTS

- Large, fenced yard
- Versatile loading
- Twin-T construction (large column spans)
- Freestanding building
- Local ownership
- HUB zone qualified
- Enterprise zone approved
- NEW LED lighting in the office
- NEW ESFR Sprinkler

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



**LEASE RATE
CONTACT BROKER**

Gruber

COMMERCIAL REAL ESTATE

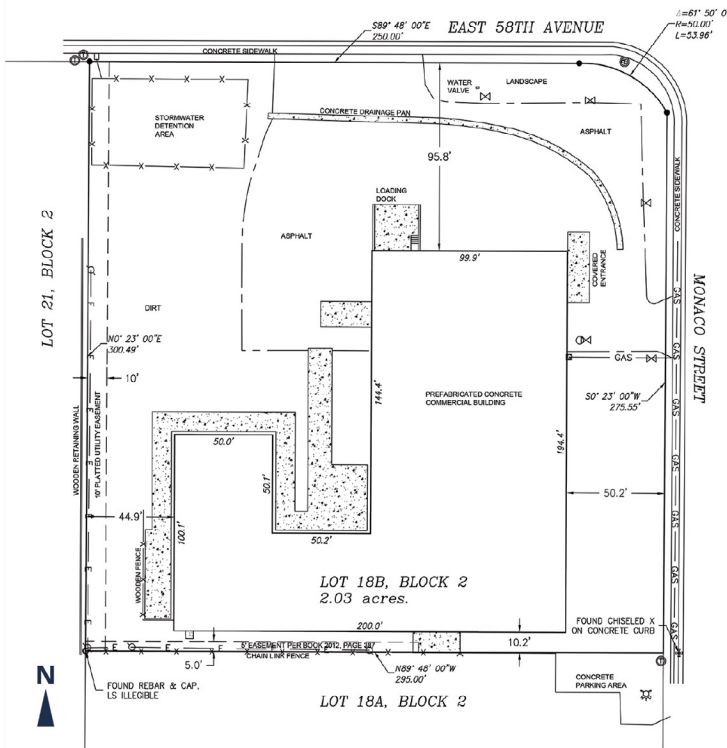
grubercommercial.com

5775 MONACO STREET

COMMERCE CITY, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

AERIAL VIEW



PROPERTY DETAILS

- **Building Size:** 28,400/SF
- **Site Size:** 2.03 acres
- **Office:** 2,800 SF +/-
- **Zoning:** I-1
- **City/County:** Commerce City/Adams County
- **Loading:** 1 dock-high door, 4 drive-in doors
- **Clear Height:** 23'-25'
- **Power:** 600amps, 277/480V, 3 phase (to be verified)
- **Heat/Cooling:** A/C in the office area; radiant and gas forced in warehouse
- **DOC:** 1975/2001
- **Estimated NNN:** \$3.75/SF
- **Taxes (2023):** \$94,115.80



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.